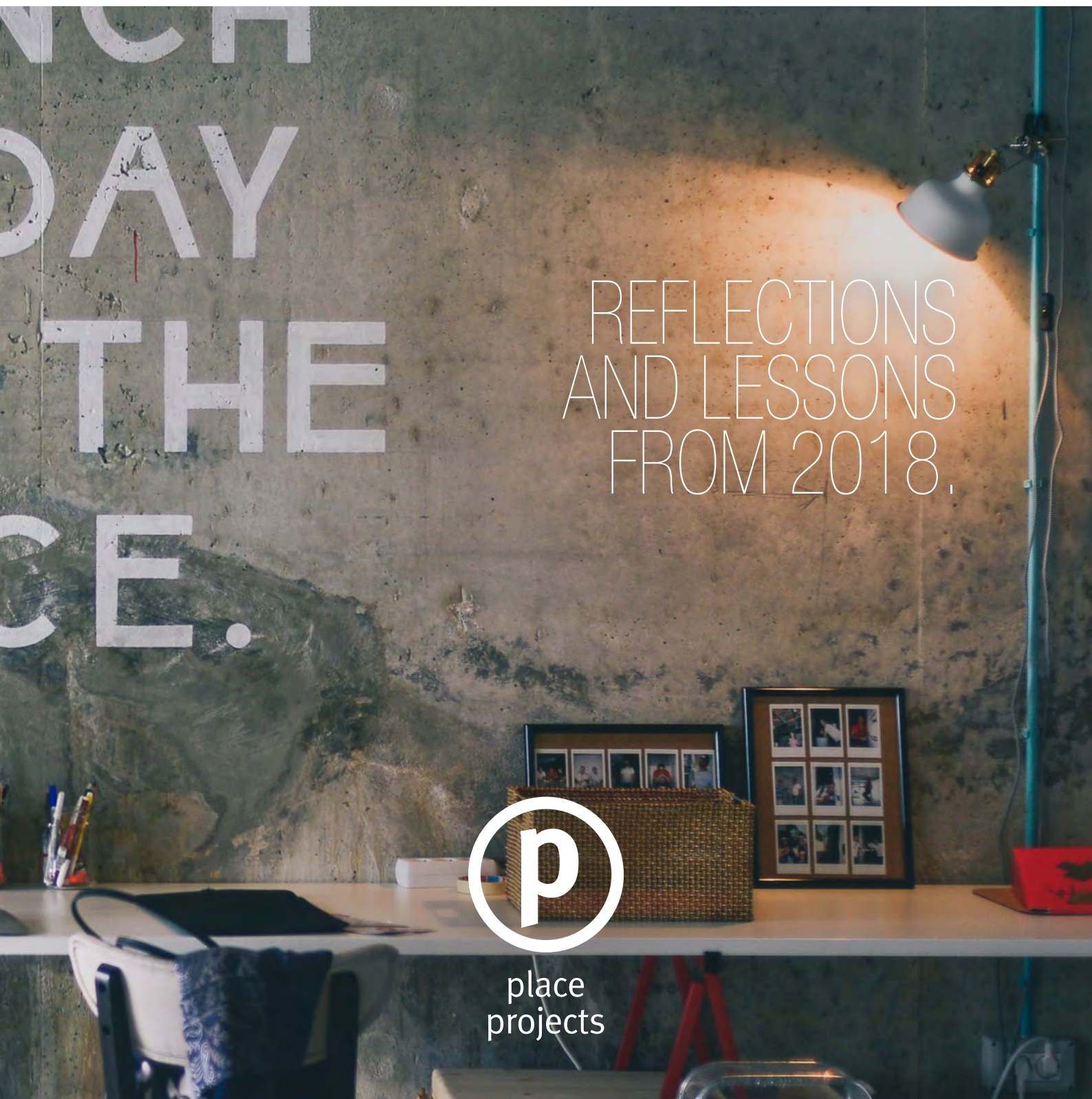


APARTMENT

ISSUE 05
SUMMER 18/19

In this summer edition of **Apartment Magazine**, we take a look back at the year that was, and **what the future might hold** in Brisbane's property market. We also discover some of **Brisbane's hottest new developments** and lifestyle precincts, and learn just **how much value a few extra amenities** can add to your investment.



REFLECTIONS
AND LESSONS
FROM 2018.



place
projects



2019 PREDICTIONS

2018 WILL BE REMEMBERED AS A TOUGH YEAR FOR RESIDENTIAL PROPERTY IN THE BRISBANE MARKET; 2019 HOWEVER WILL BE FILLED WITH OPTIMISM.

With a slowdown in general transactions across the market, sentiment throughout all residential markets was tangible following considerable lending constrictions and borrowing criteria implemented upon borrowers. Today, anyone who is reliant on bank funding – whether investor, owner occupier or developer – is not guaranteed approval. Furthermore, the ramifications of policies implemented following the Royal Commission suggest things will get tougher before they get better.

Overall however, Brisbane is ripe with opportunity. Nationally the city is an affordability haven, and one which will lead the nation in property performance through the coming years. Brisbane is 90% cheaper than Sydney and 43% cheaper than Melbourne. Buyers are now moving to Queensland to match employment opportunities, affordability and liveability in one location.

There has already been a defined movement of population to Queensland the past 12 months. It is the highest it has been for close to 10 years with net interstate migration from the southern states leading this charge into the region, being driven by infrastructure investment and employment opportunities. Infrastructure commitments are currently the highest in recent history with over 130 major projects on the cards, totalling a spend of over \$55 billion.

In the coming years, further employment opportunities will be created, and as a result the substantial increase in liveability created via these major projects will see increased demand for residential in these areas.

RENTAL MARKET

Belief remains strong that the rental market will continue to strengthen through 2019, with limited new supply on the horizon. Vacancy rates will continue to tighten, forcing weekly rents to begin to creep up. Yields in most cases have already stabilised at around 4.5%.

SALES TO REMAIN SOFT COMPARED TO LONG TERM

Sales volumes will remain soft through 2019. However, it is expected that interest from NSW and Victoria will increase, along with strengthening in the international markets. Overall indicators suggest sales will build through back half of 2019 post-election.

LIMITED LARGE SCALE RELEASES

It is expected that the supply of new apartments being delivered to Brisbane will remain low in 2019. Remaining stock will continue to be absorbed by purchasers seeking deals in the market. We do expect to see more confidence to go to the market post Federal Election.

SITES SALES OR DA REVISIONS

Currently there is a substantial pipeline of approvals which will never be delivered to the Brisbane market. We have also seen 'Owner Occupier' products attempted to be delivered in B-Grade locations without success. As a result, we expect to see old projects rehashed or sites resold.



CHANGE IN GOVERNMENT – WHAT THIS MEANS

The outcome of the upcoming 2019 Federal Election could see the greatest changes to property investment policy in Australia, in the Modern World.

The theme of the upcoming Election and the subsequent campaigns will undoubtedly be centered upon key changes to the Australian Tax system and the restrictions set to be placed upon investors establishing investment portfolios, whilst benefitting from negative gearing and discounts on capital gains taxes.

Labour aims to strike a chord with young voters, rehashing failed Hawke government policies implemented between 1985 and 1987. They are proposing the abolishment of negative gearing for second hand property and a reduction in capital gains tax (CGT) discounts from 50% to 25%.

In the current proposal, new property investment will retain its negative gearing benefits and existing property ownership will see tax advantages grandfathered into the future. The outcome could therefore see sales volumes for new property increase and property ownership periods extended. Negatively, there is likely to be limited investors shopping in the secondary market, therefore reducing competition and price growth longer term.

Ultimately, the buying public will inevitably benefit from transparency in this policy, providing some stability in a volatile market. There currently exists a layer of uncertainty in every investors' purchasing decision. By knowing what will and won't be affected by changes in government policy, this will provide clear direction for future investment strategies for a large segment of the market – the segment of the market which provides rental accommodation for much of Australia's population.



Negative Gearing a rental property is negatively geared if the rent charged in a financial year does not cover the expenses incurred by the landlord, including interest payments on the loan and other costs such as repairs, land taxes and rates.

Capital Gains Tax is the tax paid on the disposal of an asset. This is calculated upon the difference between what it cost to acquire and what you received when it is disposed of.

SUPPLY CLEAN UP

The overhanging stock from the apartment boom is quickly being absorbed as supply tightens. Construction cranes come down every day signalling a tightening in future residential.

THE TRUE UPPER END WILL CONTINUE ITS STRENGTH

We expect this market to continue to solidify and strengthen through 2019. The upper end led the market in 2018 and it is predicted that A-Grade property will continue to portray value and provide a strong opportunity for growth.

LABOUR TO WIN THE ELECTION

Politically it's a race to the bottom and unfortunately both parties are buying votes along the way through knee jerk decisions. The residential and construction industry must brace for a Labour victory in the upcoming Federal Election, resulting in the implementation of negative gearing changes. High level, the result will see the existing market being more tightly held due to grandfathering of depreciation benefits and greater interest in new supply.



ARCADIA – INDOOROPILLY

29 boutique two and three bedroom apartments offering a true haven amidst all the lifestyle amenities owner occupiers and other astute buyers desire. Ready early 2019.



BRASTED PLACE – TARINGA

Offering 18 appealing one, two and three bedroom apartments, this unique development is well suited to a range of lifestyles and opportunities.



WESTSIDE – INDOOROPILLY

A \$67 million development comprising a designer collection of one, two and three bedroom apartments – a rare offering for Indooroopilly.



ROSEWOOD GREEN – ROSEWOOD

Offering country living mixed with modern convenience, this new land estate offers a range of block sizes, and house and land packages.



THE BOATYARD – BULIMBA

The Boatyard Bulimba's 16 Waterfront Apartments and 11 Terrace Apartments set a new benchmark for exclusive waterfront living.



SUNDERLAND – REDLAND BAY

Comprising 23 apartments over 4 levels, Sunderland Apartments offers a serene bayside lifestyle to the most discerning buyer.

NOW SELLING



ARISE APARTMENTS - BIRKDALE

12 brand new apartments nestled into the heart of Birkdale's luxury shopping precinct, just 500m from the waterfront. Arise successfully combines affordability, lifestyle and convenience.



RHODES APARTMENTS - CAPALABA

Comprising 54 apartments with a range of spacious 2 or 3 bedrooms, this 6 storey complex designed by distinctive architects brings new architectural liveability to Capalaba.



SILK ON RACECOURSE – ASCOT

A four storey, mixed use development features retail and residential. Located in Ascot, Silk consists of 13 one, two, three and four bedroom apartments and a ground floor retail centre.



ARCADIA

APARTMENTS

Arcadia is stunning;
a true haven for all owner
occupiers and astute buyers.

Positioned in the lush suburb of Indooroopilly, Arcadia elegantly transcends both inner-city, and suburban living, offering residents the ideal lifestyle. Each one of Arcadia's apartments are presented in a flowing, open plan layout. This design has allowed for spaces both communal and private, all of which are graced by gentle breezes, warm light and leafy suburban vistas.

Just a short walk from your door, the newly refurbished entertainment precinct is home to cafés, shops, bars, restaurants and cinemas. Journeying further afield is easy by way of local arterials, express buses and trains.

Arcadia offers luxury two and three bedroom apartments with secure parking from \$576,000. Ready to move in early 2019.

FOR ENQUIRIES PLEASE CONTACT

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ADVANTAGES OF EXTRA AMENITIES



A number of larger developments are sparing no expense when it comes to innovative design and integrating desirable amenities. It is this out of the box thinking that has the potential to set a building apart from its competition.

Some of the latest enviable perks include well-equipped pools, gyms, cooking facilities, cinemas, rooftop terraces, car parks and communal gardens. So, what are the advantages of buying or renting an apartment with top amenities?

Although it typically increases the value of the property, quality amenities can reduce the amount of money and time outlaid on external memberships and experiences.

Amenities enable the ability to meet new people. Communal facilities create a sense of community within a building that you may not find in one without.

It can also provide an element of added comfort knowing that residents have the ability to entertain beyond the walls of their apartment. Rooftop terraces, BBQ areas,

cinemas, and open space gives extra freedom to create a social atmosphere for residents and their visitors.

Pools are a luxury - especially if you're not responsible for the maintenance. Interestingly enough, when a tenant is searching for the ideal apartment and seeking extra amenities, pools are the number one drawcard.

For investors choosing the right building, amenities can sometimes mean the difference in overall investment for yield, number of applications and days vacant.

Generally, people will pay for a happier, more convenient lifestyle.

PROJECTOR

INNER CITY APARTMENTS MARKET REPORT SEPTEMBER QUARTER 2018

BRISBANE MARKET OVERVIEW

368 UNCONDITIONAL
TRANSACTIONS WERE
RECORDED FOR THE
SEPTEMBER QUARTER 2018,
TOTTALLING APPROXIMATELY
\$291 MILLION WORTH OF
APARTMENT SALES.

Sales volumes during the September quarter 2018 more than doubled the figures recorded the previous quarter, heavily influenced by the successful release of The Standard. The weighted average sale price also increased by over \$100,000 to reach \$790,489, achieving the highest level since the record highs immediately preceding the global financial crisis. Despite the overall positive turn in sales, volumes remain below long-term trend levels.

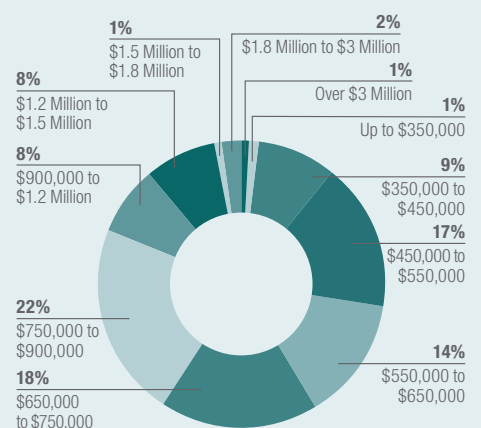
The Inner Brisbane apartment market continues to be affected by tight lending conditions placed upon both purchasers and developers. However, with future new supply being constrained to low levels, purchaser demand continues to steadily absorb available stock. Developments of higher quality apartments continue to outperform as owner occupiers currently dominate the market place.

Summary of the September 2018 Quarter

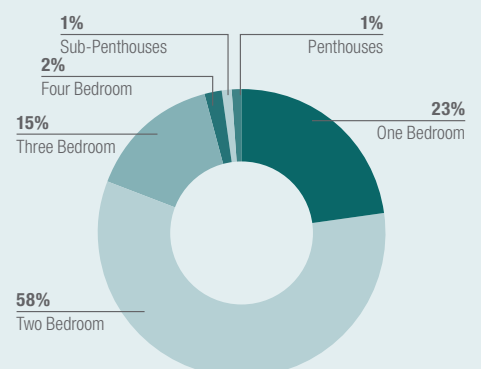
- The number of current projects being marketed continues to decrease with only 51 being sold off the plan in Inner Brisbane during the September 2018 quarter.
- The weighted average sale price for the September quarter 2018, was recorded at \$790,489 as purchaser demand turns to high quality apartments. Compared to last quarter, the weighted average sale price is 17% higher.
- Aria's new development, "The Standard" has accounted for an incredible 234 apartment sales during the September quarter 2018. This level of sales not only accounted for 63.5% of all sales for the quarter, but also resulted in the development being 87% sold out within three months.
- Current available new apartment supply continues to steadily decrease, declining by 10% compared to the previous quarter. If sales volumes are to remain at current levels, all current available supply will be absorbed by the end of 2019.
- Of the 8,433 new apartments currently in the market, 79% have been purchased and 45% have recently completed construction. By the end of 2018, 59% of all available off the plan product will have completed construction, increasing to 86% by the end of 2019 and 100% during 2020.
- Remaining available supply consists primarily of two-bedroom apartments, which account for 54% of all remaining new apartments. One-bedroom apartments account for a further 25%, whilst three-bedroom apartments account for 15%.
- 60% of the future apartment pipeline is currently deferred or abandoned and this continues to consistently increase each quarter. New Applications now account for only 8% of the pipeline whilst, approved applications account for the remaining 32%.

- Two-bedroom apartments priced between \$750,000 and \$900,000 accounted for the most transactions during the September 2018 quarter, totalling 22% of all off the plan sales. These apartments were followed by two-bedroom apartments between \$650,000 and \$750,000 (17%) and two-bedroom apartments between \$550,000 and \$650,000 (14%).

Unconditional Sales by Price Point



Unconditional Sales by Bedroom Configuration



BRISBANE CBD

7 unconditional transactions; weighted average price \$1,196,429

Sales volumes remain at low levels throughout the CBD precinct in line with a limited selection pool. Although the weighted average sale price declined during the September quarter 2018, it remained well above the \$1,000,000 mark, reflecting stock available for sale.

- Skytower recorded the most sales for the region with five apartments being sold off the plan during the September quarter 2018. The other remaining two sales occurred in Mary Lane.
- Sales volumes in the CBD precinct decreased to seven sales for the quarter, down from 12 unconditional sales during the previous quarter.

- The weighted average sale price of off the plan apartments in the CBD precinct remained the highest in Inner Brisbane at \$1,196,429. This is the fourth consecutive quarter that the CBD precinct has recorded a weighted average sales price in excess of \$1,000,000.
- During the September quarter 2018, there was a one-bedroom apartment, three two-bedroom apartments, two three-bedroom apartments and one four-bedroom apartment sold off the plan.

- There are currently 268 apartments for sale throughout the CBD precinct. All of these are expected to finish construction by the end of 2019.
- The majority of this supply is in two-bedroom configurations, accounting for 58% of all supply in the CBD precinct. A further 16% is in one-bedroom configurations, 13% in three-bedroom configurations and 13% in four bedroom and penthouse configurations.

Development	Suburb	Status	Expected Completion	Total units	Sold to Date	Available for sale	September Qtr 2018
The Midtown	CBD	Completed	Completed	144	129	15	0
Mary Lane	CBD	Under Construction	Nov-18	184	124	60	2
Skytower	CBD	Under Construction	2019	1,092	1003	89	5
443 Queen	CBD	Under Construction	2019	264	160	104	0
CBD PRECINCT TOTALS				1,684	1,416	268	7

NORTH OF THE RIVER

93 unconditional transactions; weighted average price \$680,376.

The North of the River precinct saw strong activity across all price points during the September quarter 2018 as a combination of purchasers absorbing the lower priced bargains and higher priced quality apartments was apparent. However, the higher proportion of more expensive apartment sales caused the weighted average sale price for the precinct to increase by 22% compared to the previous quarter.

- Gallery House Stages 1 and 2 had another standout quarter with the most expensive off the plan apartments sold throughout the precinct. The top sale was a four-bedroom penthouse apartment in stage two that sold for \$2,595,000. The development also recorded five unconditional sales in Stage 1 and 14 unconditional sales in Stage 2.

- Two-bedroom apartments were once again the highest selling configuration, accounting for 58% of all apartment sales for the precinct. One-bedroom configurations accounted for a further 28% of sales, whilst three-bedroom apartments accounted for the remaining 9%.
- The majority of sales during the quarter occurred between \$350,000 to \$450,000 (22%) as a clean-up of supply at the of the affordable end of the market commences. This was followed by the \$550,000 to \$650,000 (18%) and \$450,000 to \$550,000 (16%) price brackets.
- At the end of September quarter 2018, there were 699 apartments remaining for sale across the North of the River precinct, representing a 23-month supply at current sales volumes.

- The remaining 699 new apartments throughout the precinct consist mostly of two-bedroom configurations, accounting for 50% of all remaining stock. This is followed by one-bedroom configurations (34%) and three-bedroom configurations (8%).
- By the end of 2018 66% of current new apartment supply to the North of the River precinct is expected to have completed construction. This level of expected completion increases to 79% by the end of 2019 and 100% in 2020.

Development	Suburb	Status	Expected Completion	Total units	Sold to Date	Available for sale	September Qtr 2018
38 High St	Toowong	Completed	Completed	136	127	9	0
Augustus Residences	Toowong	Completed	Completed	90	85	5	0
Baxter St Apartments	Fortitude Valley	Completed	Completed	56	50	6	0
Belise	Bowen Hills	Completed	Completed	228	208	20	15
Hercules	Hamilton	Completed	Completed	228	226	2	0
Illumina	Toowong	Completed	Completed	221	211	10	0
Mode	Newstead	Completed	Completed	158	148	10	11
Nero	Newstead	Completed	Completed	107	88	19	6
Newstead Central - Capri	Newstead	Completed	Completed	207	189	18	2
Pure	Spring Hill	Completed	Completed	93	85	8	2
The Hudson at The Mill	Albion	Completed	Completed	140	140	0	2
The Johnson	Spring Hill	Completed	Completed	192	191	1	0
The Yards	Bowen Hills	Completed	Completed	401	330	71	22
Gallery House - Stage 1	Hamilton	Under Construction	Dec-18	170	137	33	5
Aura	Milton	Awaiting Construction	Late 2019	82	44	38	0
Magnolia	St Lucia	Under Construction	Dec-19	34	13	21	0
Utopia Space	Fortitude Valley	Under Construction	End 2019	300	242	58	1
White Dawn	Toowong	Under Construction	2019	60	52	8	0
Chester Apartments	Newstead	Under Construction	Jun-20	170	152	18	0
Ella Apartments	Newstead	Under Construction	Jun-20	149	119	30	13
Obsidian	Milton	Awaiting Construction	Jun-20	298	57	241	0
Gallery House - Stage 2	Hamilton	Under Construction	2020	150	77	73	14
NORTH OF THE RIVER TOTALS				3,670	2,971	699	93

SOUTH OF THE RIVER

268 UNCONDITIONAL TRANSACTIONS; WEIGHTED AVERAGE PRICE

\$818,097

With very few new developments planned to enter the marketplace in the current climate, the South of the River precinct supply levels continue to tighten, with the majority now completed or under construction. Purchasers generally now face significantly less uncertainty and risk by being able to buy a new finished product with the added bonus of knowing supply will continue to decline in the immediate future.

- A total of 268 unconditional sales were recorded across the Inner South Precinct in the three months to 30 September 2018. This was the highest level of transactions since the September 2016 quarter.

- The highest recorded weighted average sale price for the precinct since 2010 and topping the impressive result of the previous quarter, the September quarter 2018 recorded an increase of 18% to achieve a weighted average sale price of \$818,097.
- The weighted average sale price was heavily influenced by Aria's new development "The Standard" in South Brisbane which sold an impressive 234 apartments for the quarter, almost selling out in the process and accounting for 87% of the 268 total unconditional sales for the precinct.
- The majority of sales for the September quarter 2018 in the South of the River precinct occurred

between \$750,000 and \$900,000 (26%) followed by the \$650,000 to \$750,000 price bracket (19%). Additionally, 20% of sales occurred for at least \$900,000.

- 772 apartments remain available for sale throughout the South of the River precinct. These are largely made up of two-bedroom configurations which account for 55% of available stock. Three-bedroom and one-bedroom configurations account for 22% and 20% of remaining stock.
- By the end of 2018, 73% of current new apartments to the precinct are expected to have completed construction. This increases to 91% by the end of 2019 and 100% in 2020.

Development	Suburb	Status	Expected Completion	Total units	Sold to Date	Available for sale	September Qtr 2018
Light & Co - Radiance	West End	Completed	Completed	139	135	4	0
Light & Co - Illuminate	West End	Completed	Completed	90	83	7	2
INK	West End	Completed	Completed	107	78	29	10
Olympia on Russell	South Brisbane	Completed	Completed	65	62	3	0
Black Fold	West End	Completed	Completed	40	29	11	0
Atlas	South Brisbane	Completed	Completed	210	170	40	0
Soko Waterfront Apartments	West End	Completed	Completed	120	104	16	0
Allure Apartments	West End	Completed	Completed	53	41	12	0
Corde Residences	East Brisbane	Completed	Completed	60	56	4	2
The Marc	Kangaroo Point	Completed	Completed	69	67	2	2
Lincoln on the Park	Greenslopes	Completed	Completed	93	71	22	1
The Duke	Kangaroo Point	Completed	Completed	125	121	4	0
The Mews	Woolloongabba	Under Construction	Late 2018	140	123	17	1
Brisbane 1	South Brisbane	Under Construction	Dec-18	608	454	154	0
Oxy	Greenslopes	Under Construction	Dec-18	60	28	32	5
Boggo Road Stage 2	Dutton Park	Under Construction	2018	75	61	14	2
Citro	West End	Under Construction	2018	106	69	37	0
Virtuoso	West End	Under Construction	2018	77	62	15	1
One Bulimba Riverfront	Bulimba	Under Construction	Mar-19	30	13	17	8
Encore	West End	Under Construction	Jul-19	60	23	37	0
Linton Apartments	Kangaroo Point	Under Construction	Oct-19	148	115	33	0
The One	West End	Under Construction	Nov-19	61	33	28	0
Florence	Greenslopes	Awaiting Construction	Late 2019	107	58	49	0
Park Central One	Woolloongabba	Under Construction	2019	168	17	151	0
The Standard	South Brisbane	Awaiting Construction	Dec-20	268	234	34	234
SOUTH OF THE RIVER TOTALS				3,079	2,307	772	268

SPECIAL REPORT

RENTAL SURVEY 2018

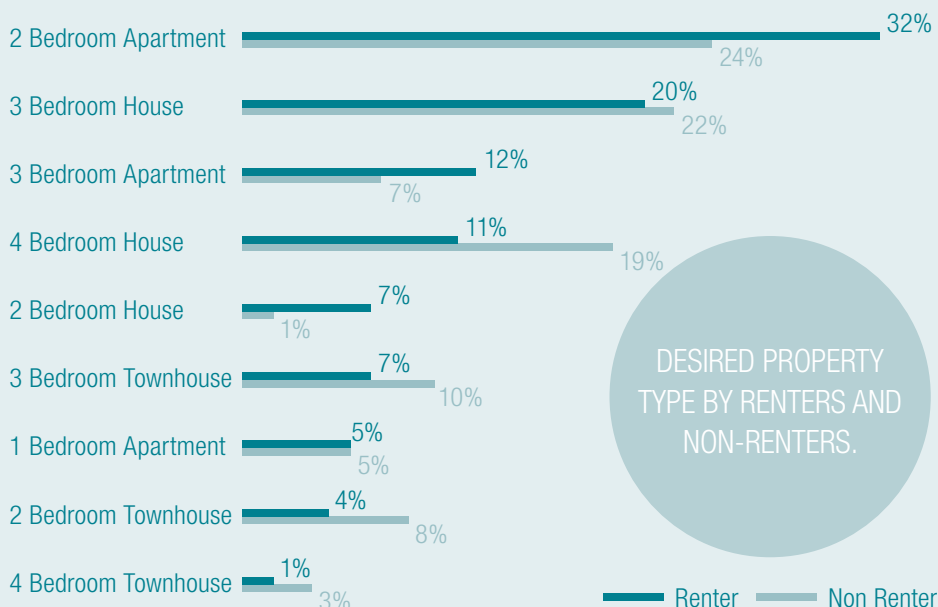
Place Advisory recently surveyed Brisbane residents to uncover important insights into what property **RENTERS PREFER** to rent compared to what **NON-RENTERS THINK** would make a good rental property. Respondents answered a series of questions allowing a detailed insight into each category's perspective and the differences that exist between the two.

TWO BEDROOM APARTMENTS ARE THE MOST SOUGHT-AFTER PROPERTY TYPE

Two-bedroom apartments are the most preferred property type by both renters and non-renters. Three-bedroom houses were the next preferred rental property.

Interestingly, non-renters believe a four-bedroom house would be in high demand as a rental property, almost twice the level actually recorded by our surveyed renter respondents.

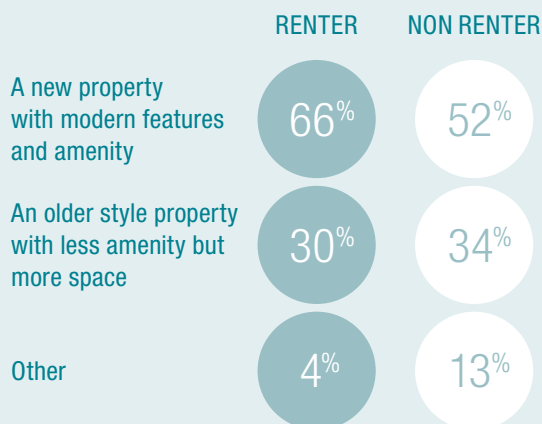
*Desired property type by renters and non-renters.
Source: Place Advisory Rental Survey 2018*



THE MAJORITY OF RENTERS WANT TO LIVE IN A NEW PROPERTY WITH MODERN FEATURES AND AMENITY.

Renters prefer new properties with amenity and are willing to sacrifice space for the attributed lifestyle.

*Desired property type (age) by renters and non-renters.
Source: Place Advisory Rental Survey 2018*



OVER HALF OF RENTERS WILL ONLY CONSIDER A RENTAL PROPERTY WITHIN APPROXIMATELY

10 MIN WALK OF PUBLIC TRANSPORT.

BEING CLOSE TO PUBLIC TRANSPORT IS SEEN AS THE MOST IMPORTANT.

Non-renters perceive proximity to public transport as the most important locational attribute of rental accommodation. Renters agree that transport is important, however this is closely followed by proximity to retail, dining and entertainment precincts.



PUBLIC TRANSPORT

Renter **69%**
Non Renter **90%**



RETAIL & SUPERMARKET

Renter **56%**
Non Renter **76%**

ENTERTAINMENT & DINING

Renter **56%**
Non Renter **62%**

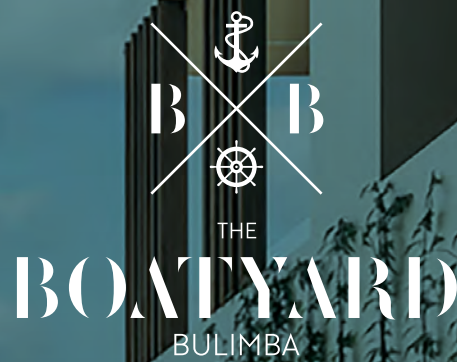
Renters place a large amount of importance upon being close to their preferred public transport option.

Only 45% of renter respondents claim they would consider a rental property more than approximately 10min walk or 1km away for public transport.

Whilst non-renters also think proximity to public transport is important, a larger proportion would consider purchasing a rental property at a further distance from public transport.

Importance of proximity to various locations by renters and non-renters. Source: Place Advisory Rental Survey 2018

How close will you consider renting/buying a rental property by renters and non-renters. Source: Place Advisory Rental Survey 2018



LUXURIOUSLY CRAFTED

On the revered waterfront site of Norman R. Wright & Sons, one of Australia's finest boat builders, a new era of passionate design and uncompromising craftsmanship is born.

With completion projected for March 2019, The Boatyard Bulimba is the flagship development for the rejuvenation of Byron Street, Bulimba. Setting a new benchmark in luxury waterfront living, The Boatyard comprises a collection of 15 Waterfront Apartments and 11 Terrace Apartments.

Designed by award winning architect Brian Donovan (BVN), these two, three and four bedroom apartments are meticulously crafted using the finest materials and high-end European appliances. Residents will enjoy direct frontage to the Brisbane River and a prized northerly aspect looking across the water to Hamilton Hill. Stunning and spacious, the open plan living and dining area extends to an expansive balcony designed to capture the best of the seasons. With only one neighbour per floor and an exclusive opportunity to purchase your own marina berth, The Boatyard epitomises waterfront living without equal.

As very few apartments remain for sale, only a lucky few will call The Boatyard Bulimba home.

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INNER, MIDDLE, OUTER.



BRISBANE CITY CAN BE DIVIDED INTO THREE DISTINCT REGIONS. THE INNER, MIDDLE AND OUTER RINGS ARE REPRESENTED BY 5KM, 10KM AND 20KM RINGS FROM THE CBD RESPECTIVELY.

OVERALL, THE BRISBANE MARKET HAS BEEN EXPERIENCING A DECLINE IN SALES VOLUMES SINCE THE MARKET PEAK IN 2015. GENERALLY, THE HOUSING MARKET WEATHERED THIS STORM RECORDING MINIMAL DECLINES IN SALES VOLUMES, WHILST THE UNIT MARKET FEATURED SIGNIFICANT SOFTENING.



BRISBANE HOUSING MARKET

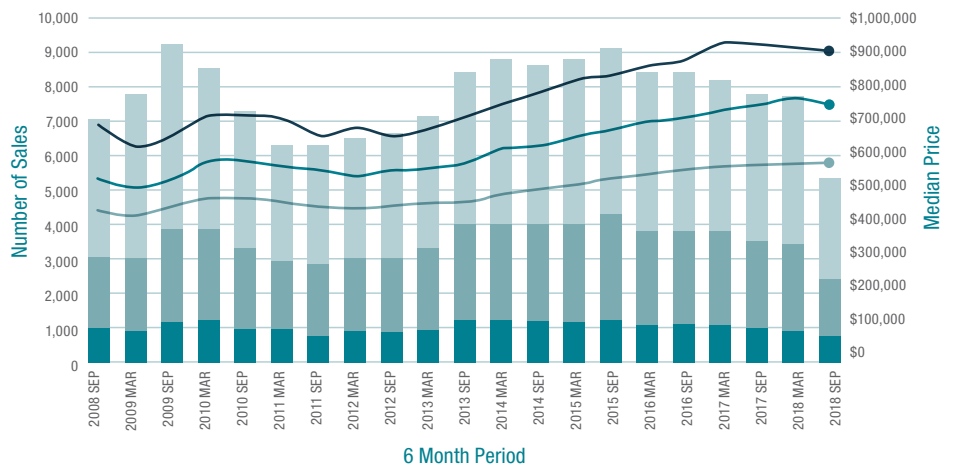
The most recent 12 months has seen the Brisbane median house prices negatively affected by the wider market conditions.

Inner Ring median house prices softened by -2.17% to sit at \$900,000 from 730 house sales during the six-month period ending September 2018.

Similarly, house prices in Brisbane's Middle Ring softened by just under 1% to record a median of \$745,000 over 1,705 house sales during the same period.

Only Brisbane's Outer Ring has maintained some growth, edging higher by 0.35% over the past 12 months to reach a median price of \$580,000 at the end of the September 2018 six-month period as a result of 3,010 house sales.

Brisbane's House Prices Begin to Soften in the Inner and Middle Ring



BRISBANE UNIT MARKET

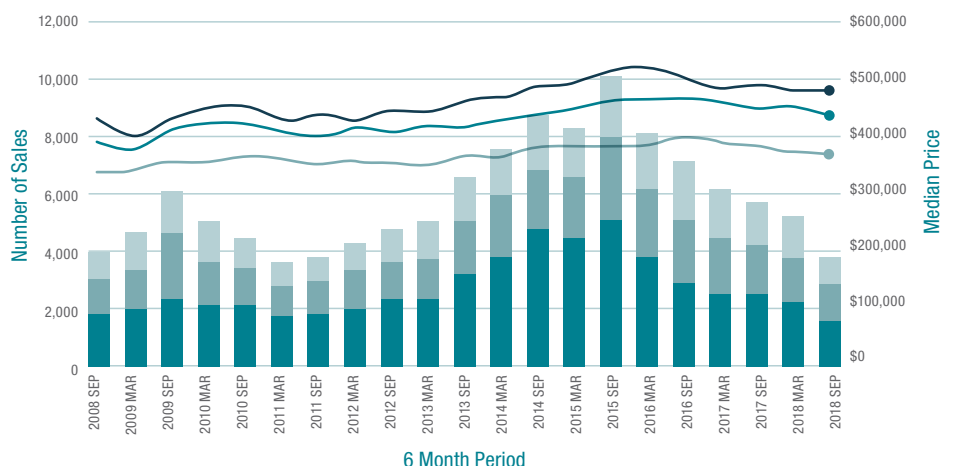
The decline in sales volumes has been more pronounced in the unit market, with significant softening in sales since the peak in 2015.

In terms of price, the Inner Ring recorded the most weakness of all regions in recent periods.

At the end of the September 2018 six-month period, the Inner Ring recorded a median price of \$480,000 over 1,672 unit sales. Prices appear to have steadied are suggesting that the region may be the first to turn.

Brisbane's Middle Ring and Outer Ring unit markets however, continue to soften. The Middle Ring declined by -3.33%, recording a median price of \$435,000 over 1,161 sales whilst the outer ring recorded a median price of \$371,250 - a decline of -3.57% after 972 unit sales, compared to 12 months prior.

Brisbane's Inner Ring Unit Steadies While the Middle and Outer Ring Continue to Soften



ROSEWOOD GREEN IS A SPECIAL PLACE. IT'S YOUR NEXT GREAT OPPORTUNITY TO ENJOY COUNTRY LIFE IN A LAID-BACK VILLAGE, WITH AN AMAZING OUTLOOK TO THE MISTY MOUNTAIN RANGES. BEST OF ALL, YOU'LL STILL BE CONNECTED TO ALL THE CONVENIENCE OF MODERN COMFORTS.



ROSEWOOD GREEN

Six stops by train, or a short drive from Ipswich City Centre lies the peaceful hamlet of Rosewood, literally brimming with rustic charm. Locals greet each other in the main street, lined with pubs, churches, and homes from a bygone era. Life here is just as it should be – simple and relaxed.

A little way out of town, nestled peacefully beside the golf course, is Rosewood Green – designed to take advantage of Rosewood's greatest assets.

From here, the views across the valley to the layered backdrop of mountain ranges are inspiring. Rosewood Golf Course is only moments away and your next shopping trip is a minute away in the village or a quick drive to Ipswich.

Your next-door neighbours are happy to be part of a like-minded community, with access to schools, library, cafés, wineries, sporting clubs, swimming pool, parks and beautiful rolling countryside.

With all you could need on your doorstep and room to move, you can find beauty in all aspects of life at Rosewood Green.



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WAYS TO REDUCE YOUR HOUSEHOLD WASTE



Switching off lights and shorter shower times are common knowledge to reduce our impact; however, the influx of household waste is becoming an exponential environmental concern. This renewed focus on reducing waste in our homes can easily be implemented through simple changes.

1. REFUSE AND RECYCLE SINGLE-USE PLASTICS

A keep cup, cotton produce bag and bamboo travel cutlery are affordable and easy to store for on the go.

2. REDUCE FOOD WASTE

The average households' bin contents are over a 1/3 food waste - and is also a waste of money. Plan your meals to avoid over-buying and purchasing unnecessary things that'll end up in your bin. Composting also helps with breakdown of organic materials.

3. MAKE SIMPLE CHANGES FOR LONG-TERM

Invest in long-lasting and completely waste-free products. Soap bars instead of bottle liquid soap, tea-towels rather than paper towel, and biodegradable brushes rather than plastic.

MUST-TRY LIFESTYLE DESTINATIONS THIS SUMMER

Brisbane's landscape is continuously evolving into a New World City. Revolutionary infrastructure is heightening liveability and experiences for those lucky enough to live in this increasingly popular capital city.

Being the most social season, we've picked Brisbane's brand-new lifestyle destinations where you can play, shop or stay.



THE CALILE HOTEL

Fortitude Valley

- Hellenika, Lobby Bar, Kailo Medi Spa, Forme Fitness and high-end designer boutiques

EMPORIUM HOTEL

South Bank

- The Terrace Rooftop Bar & Dining and Belle Epoque
- Launching Soon - Piano Bar

W BRISBANE

Brisbane City

- WET Deck, Living Room Bar, Three Black Ducks, AWAY Spa and select boutique retailers

WEST VILLAGE

West End

- The Garden Pantry (pop up restaurants) and The Bromerly Room #2 Gallery

HOWARD SMITH WHARVES

Brisbane City

- Felons Brewing Co. and Mr Percival's Overwater Bar
- Launching Soon - Greca Restaurant, an array of Riverside Restaurants and The Fantauzzo Boutique Hotel.



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Place Projects is Brisbane's premier project marketing company. Specialising in marketing off-the-plan apartment developments, we provide a full service sales organisation to the South East Queensland market. Our passion for innovation and exceptional results ensures interaction with quality people, quality properties and quality marketing.

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